

**Certificate of Notice Page 1 of 3**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Edward George Nightingale  
 Debtor

Case No. 18-15850-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-4

User: Randi  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Aug 30, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 01, 2019.

db Edward George Nightingale, 1408 Fox Gap Rd, Bangor, PA 18013-6008

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309):** Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 01, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 30, 2019 at the address(es) listed below:

DAVID B. SCHWARTZ on behalf of Debtor Edward George Nightingale david@dbsesq.com,  
 DBSchwartzesq@aol.com  
 REBECCA ANN SOLARZ on behalf of Creditor Carrington Mortgage Services, LLC  
 bkgroup@kmllawgroup.com  
 REBECCA ANN SOLARZ on behalf of Creditor THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York et al... bkgroup@kmllawgroup.com  
 ROLANDO RAMOS-CARDONA on behalf of Trustee SCOTT F. WATERMAN (Chapter 13)  
 ecfmail@readingch13.com, ecf\_frpa@trustee13.com  
 SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com, ecf\_frpa@trustee13.com  
 United States Trustee USTPRegion03.PH. ECF@usdoj.gov  
 WILLIAM MILLER\*R on behalf of Trustee WILLIAM MILLER\*R ecfemail@FredReigleCh13.com,  
 ECF\_FRPA@Trustee13.com

TOTAL: 7

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: )  
EDWARD GEORGE NIGHTINGALE, ) CASE NO: 18-15850  
Debtor. ) Chapter 13  
 )

## **ORDER**

AND NOW, this 29th day of August, 2019, upon Debtor's Motion to Sell Real Property known as 1408 Fox Gap Road, Borough of Bangor, Northampton County, Pennsylvania at private sale free and clear of liens and encumbrances, and pursuant to Section 363 Motion, and after notice to the standing Chapter 13 Trustee, the office of the U. S. Trustee, all creditors and parties in interest, and after a hearing thereon,

IT IS HEREBY ORDERED, that the Motion is granted. The Movant/Debtor is authorized to sell real estate located at 1408 Fox Gap Road, Borough of Bangor, Northampton County, Pennsylvania, more particularly described in Northampton County Recorder of Deeds Record Book 2005-1, Page 257606 at private pursuant to 11 U.S.C. §362(b) and the terms of the Agreement of Sale attached to the Motion as Exhibit "A" and to distribute the proceeds at settlement as follows:

1. Payment of the secured claim of The Bank Of New York Mellon, f/k/a The Bank Of New York As Trustee For Registered Holders Of CWABS, Inc., Asset-

Backed Certificates, Series 2007-12 being serviced by Carrington Mortgage Services  
LLC should be paid in full subject to a proper payoff at the time of closing.

2. Payment of ordinary and reasonable closing costs including but not limited to realty transfer taxes, recording fees, document preparation fees, express mail fees, other customary closing costs and a realtor's commission of \$12,000.00 to Melchor Realty LLC;

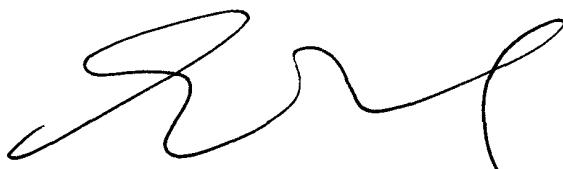
3. Payment to Debtor of his \$17,500 Homestead Exemption Claim.

4. Payment of the remaining proceeds together with Closing Disclosure to the Trustee for his administration to be remitted within three business days from Settlement.

5. Debtor is authorized to execute any and all documents and to perform any and all acts necessary to consummate the sale of the Property as authorized herein.

6. In the event the Settlement cannot be held on or before September 5, 2019, the Bank shall be free to proceed with a foreclosure sale as early as September 6, 2019.

7. To allow for the Settlement to be held on or before September 5, 2019, the 14 day period to appeal from entry of this Order pursuant to FRBP 8002(a)(1) is hereby waived.



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**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**